

**Williamson Valley Ranch Road Association Monthly Meeting  
June 8, 2007**

Mark Lienau, President called the meeting to order at 7:00.

**Attendees:** Mark & Sara Lienau, Jan Macis, Jim Pool, Dave & Linda Brubaker and Len and Debra Dodwell.

**Secretary:** As Joyce Pritts was absent Len Dodwell read minutes from May 11, 2007 meeting. The minutes were unanimously approved.

**President's Report:** Mark read letter regarding meeting at The Country Store on June 13, 2007 from 6:00 to 8:00 PM. Mr. Hunt wants approval for Commercial / Professional Office Space rather than the meeting room originally described.

Also, made mention for a new Vice President. Duties would mostly consist of running the meetings in Marks absence and filing liens. No one volunteered, so email to be sent to all homeowners, via Jim Pool.

**Treasurer's Report:**

	Current
Bank Account Balance	\$46,518.15
Petty Cash	\$ 14.30
Accounts Receivable	\$ 363.00

2 Owners in A/R with liens  
Bluth - \$187.00 lien to be filed by Debra Dodwell  
Verna - \$15.00 still due (6/28)  
4 APN's – In Escrow and pending

**Paid**

Postmaster (PO Box)	\$ 92.00	Yearly fee
Jim Pool	\$ 177.00	Ranch internet site fees
Debra Dodwell	<u>\$ 28.00</u>	Lien fees.
	\$ 297.00	

**Pending**

None

Jan Macis made motion to approve the expenditures above and was seconded by Jim Pool. The expenditures were unanimously approved.

Sara discussed the need for a checking account. All funds are currently kept in a savings account. Each time a check is needed there is a charge of \$5.00 per check. There may be a minimum amount required to keep in checking. Sara will look into this.

**Road Manager Report:** Denny Craven sent out an email to Mark, Jim Pool and Jan Macis with up date of where we are with quote from Grady's Quality Excavating. See the following:

*Here is where we are. The uneven surface on Cowboy Trail will cost us \$13,000.00. in asphalt alone to repair. I think the uneven surface is something we will have to deal with for a while. What the heck, don't we want some speed bumps anyway? No other repair work seems to be needed on Cowboy Trail. This is just my suggestion; my vote will be with whatever the majority votes.*

1. *Repair work Williamson Valley Ranch Rd., approx. 600sf, \$2,700.00.*
2. *Repair work Lonely Trail, approx. 888sf, \$3996.00.*
3. *Repair work L Bar L, approx. 625sf, \$2,812.50*
4. *Chip Seal Cowboy Trail, approx. 14,080yd, \$21,120.00. (worst road, most heavy traffic, need to save road as best as we can for a while)*
5. *Grade ditches and remove vegetation on L Bar L and Cowboy Trail, approx. 2.1 miles, \$9,912.00.*

*This totals \$40,540.50 not including tax.*

*The desired work can be changed to anything on the estimate sheets that the WVRR agrees to.*

*Please notify Wyatt Orr, of Grady's Quality Excavating Inc @ 928-445-0931 or 928-237-6399 with your decisions.*

*We still need money for 2 stop signs at Williamson Valley Ranch Rd. & Friendly Meadows.*

*The cost for speed bumps, as Jim requested, is \$1,750.00 apiece. Includes asphalt, striping, 2 signs (one in each direction of travel, which is required).*

*I will not be at the meeting on 06/08/07 and will be gone the remained of the summer.*

*Regards  
Denny*

Two variations of work to be done were discussed. Conclusion, Jan will contact Grady's to have them come out again to meet with Mark and Jan. There is a need to make repairs to WVRR. There was a vote to approve repairs to L Bar L and Chip seal and repairs on WVRR and Lonely Trail. Once repairs are brought to the attention of builder on Lonely Trail to pay his portion in advance and Bob to pay his on WVRR this may leave room for Signs (2 STOP) and a couple of speed bumps on WVRR. Debra Dodwell made motion to go with any variation of the noted up to \$44,000. was seconded by Jim Pool. Unanimously approved.

Since Grady's wants to charge \$9,912. To grade bar ditches and remove all existing vegetation from roadway shoulders, it was decided that this is still best left to the individual property owners. Also discussed was the need to give a date for this to take place or charge each homeowner for work done if ordered by Association.

**Webmaster's Report:** Jim Pool WVRR web site is up and running. First year annual fee \$177.50. Jan Macis will be Contractor Liaison. Discussed CLICKABLE rotating contractor's links down right side of site. Approved to begin advertising at \$100.00 a year fee to each contractor. Contractors will need to contact Jim Pool for advertising details.

**Old Business:** None

**New Business:** None

The meeting was adjourned at 8:00.

Debra Dodwell